

CITY OF MANISTEE PLANNING COMMISSION

WORKSESSION AGENDA

Thursday, January 22, 2009 7:00 p.m.
Council Chambers, City Hall
70 Maple Street, Manistee, Michigan

I Call to Order.

II Worksession Items:

1. Conceptual Beach Master Plan
2. Misc.

III Adjourn.

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All Planning Commission Meetings and Worksessions are open to the Public.

Worksessions are scheduled to allow the Planning Commission the opportunity to discuss in a less formal manner than a regular meeting. No motions or decisions can be made during a worksession.

The Planning Commission does not take public comment during worksessions. The public is not allowed to speak, ask questions, or express opinions on items which are being discussed during the worksession.



PLANNING AND ZONING
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MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee *DB*
DATE: January 15, 2009
RE: January 22, 2009 Worksession

Commissioners, the January Planning Commission Worksession will be on Thursday, January 22, 2009 at 7:00 p.m. in the Council Chambers. You will continue discussion on the Conceptual Beach Master Plan.

The excerpt from the December Meeting Minutes is as follows:

Conceptual Beach Master Plan

City Manager Mitch Deisch requested endorsement of the conceptual Beach Master Plan by the Planning Commission.

Commissioner Albee was not able to attend the meeting. Her concerns were addressed in writing to the Commission.

Commissioners in attendance express concern and the need for further discussion.

MOTION by Harlo Haines, seconded by Eric Gustad that this item be discussed at a worksession for the Planning Commission to consolidate their questions/concerns for the Citizen Group to review.

With a roll call vote this motion passed 7 to 0.

Yes: Fortier, Haines, Barry, Slawinski, Crockett, Gustad, Yoder
No: None

The next worksession for the Planning Commission will be on Thursday January 22, 2009 at 7:00 p.m. in the Council Chambers.

Members were asked to review the plans and write down their concerns for discussion.


Mitch Deisch said that he would ask Jeff Mikula, Abonmarche to attend the worksession.

:djb



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MEMORANDUM

TO: Planning Commissioners
FROM:  Jon Rose, Community Development Director
DATE: January 15, 2009
RE: January 22, 2009 Worksession

Commissioners, discussion will continue on the Conceptual Beach Master Plan during the January 22, 2009 Worksession.

In an effort to compile the questions/concerns for the Citizen Group we are asking the following:

- ▶ Submit your concerns in writing before the worksession begins so that Denise can copy them and distribute them for discussion.
- ▶ If you want to submit your lists prior to the meeting for Denise to copy and compile that would be appreciated.

Commissioners had indicated that they had lengthy lists we hope that by following the following guidelines the discussion can proceed in a timely manner:

- ▶ I will read each concern from a members list. If that concern is similar to a concern from another list the Commissioner with the similar concern is to voice it at that time thereby avoiding discussing an multiple times.
- ▶ It will be determined if the item of concern is addressed by the Zoning Ordinance.
- ▶ Denise will poll the members.
- ▶ A consensus of a majority of the members in attendance will be required for an item to be included in the list of concerns to be forwarded.

Notes on Manistee Beach Plan

1. We have discussed that this does not meet the definition of a Master Plan and the name should be changed. I would say as it is now it is more like a vision than a plan. To be a plan I believe there should be some setting of priorities, discussion of finding and proposed schedule of implementation.
2. I agree with the concept of less rather than more. I would like to see the beach area remain close to its natural state without a lot of stuff.
3. Without a consensus plan that the Lions Club agrees to, I think the cabanas should be left alone. The Lions maintain these at no cost to the city, and they have significant historical and sentimental value to them. They are not obtrusive in their current location.
4. In planning development consider infrastructure needs and access to the beach areas. We have talked about First Street's structural issues, but traffic flow should also be a consideration if we are going to significantly increase traffic to the beach area. During high traffic times it is very difficult to get from Cherry onto First in either direction.

Submitted by Maureen Barry 1-16-08.

DB.

December 4, 2008

City of Manistee Conceptual Beach Master Plan

I am unable to attend the Planning Commission meeting tonight. At the meeting tonight Manager Mitch Deisch will present the City of Manistee Conceptual Beach Master Plan. After reviewing the plan I have several concerns. As presented, I would not endorse the Conceptual Beach Master Plan.

My thoughts and concerns are:

- I do like, understand and applaud the desire and effort to upgrade and improve our city beaches...one of the best assets of our town.
- I do like the proposed new traffic pattern. I think it would improve the beach area traffic flow.
- I wonder how all these proposed structures and plantings would be maintained, financially and physically, when as a community we aren't able to maintain, to a quality standard, current beach structures and plantings.
- The total plan, on paper, seems too Disney-like to me. One of the attractions of the beach is the natural elements...any structure at the beach should blend with nature. I would like to see a plan that emphasizes the natural elements.
- Too much lighting. I have a deep concern about the amount of lighting for any structure or place. As a community and planet we need to be very aware of adding to the "light pollution" of our planet! Part of the attraction of the beach at night is to be able to view the night sky and more lighting would block that view even more.
- Developing a children's water park at the "beach" seems redundant.
- I do understand the desire to make the beach available to all...including the disabled. Who would keep the proposed beach sidewalk clear of sand (and how often would it have to be done) so the disabled would be able to use the sidewalk? The current paved walkway/driveway leading out to the south pier is always covered with sand!
- I am disappointed that the Planning Commission wasn't included at the beginning of the beach improvement plan.

Linda S. Albee, member
City of Manistee
Planning Commission



Beach Conceptual Plan Questions/Comments

Chairman Yoder and Manistee City Planners,

As presented I would not endorse the Conceptual Beach Master Plan.

The citizens committee has done a terrific job in its attempt to improve our most important Natural Resource; however, in reviewing their documents the following issues have come to mind

I like the **traffic flows** in the plan and some of the additional parking (some parking areas I believe are unneeded). The roundabout on 1st Street is a good idea. I like the ADA access, parking, and restrooms in the Man-made lake drawings, however, *I do not like the boardwalk or parking on Monroe St.*

As Commissioner Albee wrote recently, I believe that **new structures and plantings** cannot be suggested without a plan for maintaining such improvements. *We have not yet demonstrated that we can maintain to acceptable standards the current structures and plantings.*

The removal of the **beach cabanas** built and maintained at minimal cost to the city is unacceptable. I personally have received many citizen comments supporting these cabanas. *The history behind the service groups (Lions and Jaycees) who built these structures should be respected.*

Lighted walkways would disrupt the serene and natural beauty of our beaches. We must remember that a beach is not a park but a natural resource that can be either preserved or marred only by man. *Planning for these sensitive areas must emphasize the possibility that doing nothing but allowing access and preserving what we have is often the best answer.*

The **children's water feature** seems to me to be a perfect example of how planners go wrong while trying to please all. This feature firstly would be a maintenance headache and would require some sort of staffing and liability questions. Secondly as planners we must look 10 or 20 years down the road. I see rusting pipes and cracked cement where pristine beaches once stood. This is a mistake we cannot undo. *First we should do no harm.*

The **paved dance pavilion** with waterfront seating - Again planning for sensitive areas requires restraint when putting permanent structures up for occasional use. The Lions Pavilion that has served as the 4th of July dance area for years is already there and is well suited for this use. Further this grassy area is now used as a kite park and picnic area which do complement the beach area. I do not believe a dance pavilion has any place on the beach. I believe the city should endeavor to maintain this area for sunsets and beach goers. *In short 10 yards of concrete and a band shell would only mar a beautiful area.*

Sculpture focal points: Nothing man-made adds to what we have. Throughout Manistee there are many good examples of this type of art; putting art on the beach seems a bit *odd and unnecessary.*

Finally, these are only **some** of my concerns. I believe that this plan should have been preceded by a written philosophy of what constitutes a good beach. It is my belief that adequate parking, adequate, clean, and supplied restrooms, good access for all, and safety for all is the starting point and until we can address these core issues, then we have no business planning theme parks. *Promoting balance between the recreational use of our city's beaches and maintaining the environmental quality and safety of this prized resource should be our first priority.*

1-21-09

City of Manistee Conceptual Beach Master Plan

Who would maintain the park?

Is there any Grant money available to maintain the park?

Anthony Slawinski, Manistee city planning Commission
Anthony Slawinski

John & Cindy

From: "John & Cindy" <jmclcarter@charter.net>
To: <richardveine@att.net>; "Dean Van Natter" <sgtesd@aol.com>; "Barry and Amy Elder" <abelder@chartermi.net>; "Lorraine" <CChantilly@aol.com>; <caolen@charter.net>
Sent: Monday, December 15, 2008 11:45 AM
Subject: Letter to Councilman Crockett for approval of the Lions before it is sent to the councilman

December 15, 2008

David Crockett
 266 Third Avenue
 Manistee MI 49660

Dear Councilman Crockett,

The purpose of this communication is two fold. First, thank you for your questioning on the cabanas at Douglas Park First Street Beach in the area known as the Lions Park. As a past president of the Manistee Jaycees and the Lion Club of Manistee, I wish to express our gratitude for your involvement in this situation. Secondly, I am no longer a member of the Lions club but do assist them on some projects: the 4th of July fish boil and the watering of Blossom Blvd. However, as a past member and President I am aware of the position that the Lions Club supports. The cabanas are very well used by the public as is the larger shelter building. The Lions know that improvements are needed in those areas. The improvements are quite frankly out of the Lions ability to perform alone. Improvements would be most welcomed. Most likely some labor and financial assistance could come from the Lion Club and the Jaycees.

If you would like to discuss the situation further, I provide you with some e-mail address:

Past King Lion Barry Elder: abelder@charter.net
 Past King Lion Lorraine Conway: cchantilly@aol.com
 Past Lions of MI Executive Director Dean VanNatter: sgtesd@aol.com
 Current President of the Manistee Lions Club Chris Olen: caolen@charter.net
 Past Jaycee President Don Bevans: dnbevans@sbcglobal.net
 I also could give you more information: jmclcarter@charter.net

FYI: Past mayor of Manistee, Past Lions President, and member of the Beautification Committee Lorraine Conway has worked diligently to have the City Manager convene a meeting of the local service clubs, the planning commission, and city council to be sure that everyone is on the same page. Other Lions: Barry Elder, Richard Veine and others have attended meetings of the city council but I don't believe that what was discussed there could be considered input. It seems that whoever desires to do what they desire with little input, or none that is meaningful, from the Lions, the planning commission, or the general public.

Thank you again for your concern and diligence.

Very truly yours,



John M. Carter
 2195 Siuda Road
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12/17/2008